



**Baltimore County, Maryland**

# **2014 Annual Report on Growth**

*Approved by Baltimore County Planning Board on June 18, 2015*

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## Introduction

The Sections 1-207 and 1-208 of the Land Use Article in the *Annotated Code of Maryland* requires that charter counties prepare the *Annual Report on Growth*. The Report summarizes residential and non-residential development in Baltimore County in 2014 and analyzes whether the new development is consistent with the county's growth management policies, *Master Plan 2020* land use goals, and state smart growth principles outlined in *PlanMaryland*. The Report is due the Maryland Department of Planning (MDP) by July 1, 2015. The state's Priority Funding Areas (PFA) correspond to Baltimore County's Urban Rural Demarcation Line (URDL).

### Section A. Annual Report on Growth Related Changes

#### A-1. Changes to Development Patterns

##### A-1-1. New Subdivisions Created

Baltimore County, Maryland -- a desirable place to live, raise families, or work -- continued to experience residential growth. In 2014, 13 major subdivisions, 13 minor subdivisions, and three planned unit developments (PUDs) were approved, proposing 2,143 housing units (Table 1). This number of units was an increase from 705 in 2013.

Among total housing units, the percent share of multi-family (MF) units approved was larger than that in 2013 (75.03% vs. 35.46 %). This change in percent share of multi-family units reflected the emerging housing choice desire and needs in this type of housing market. Single-family housing types include detached (SFD), semi-detached (SFSD), and attached (SFA). SFA was the predominant single family unit type, amounting to 18.62% of the total approved in 2014.

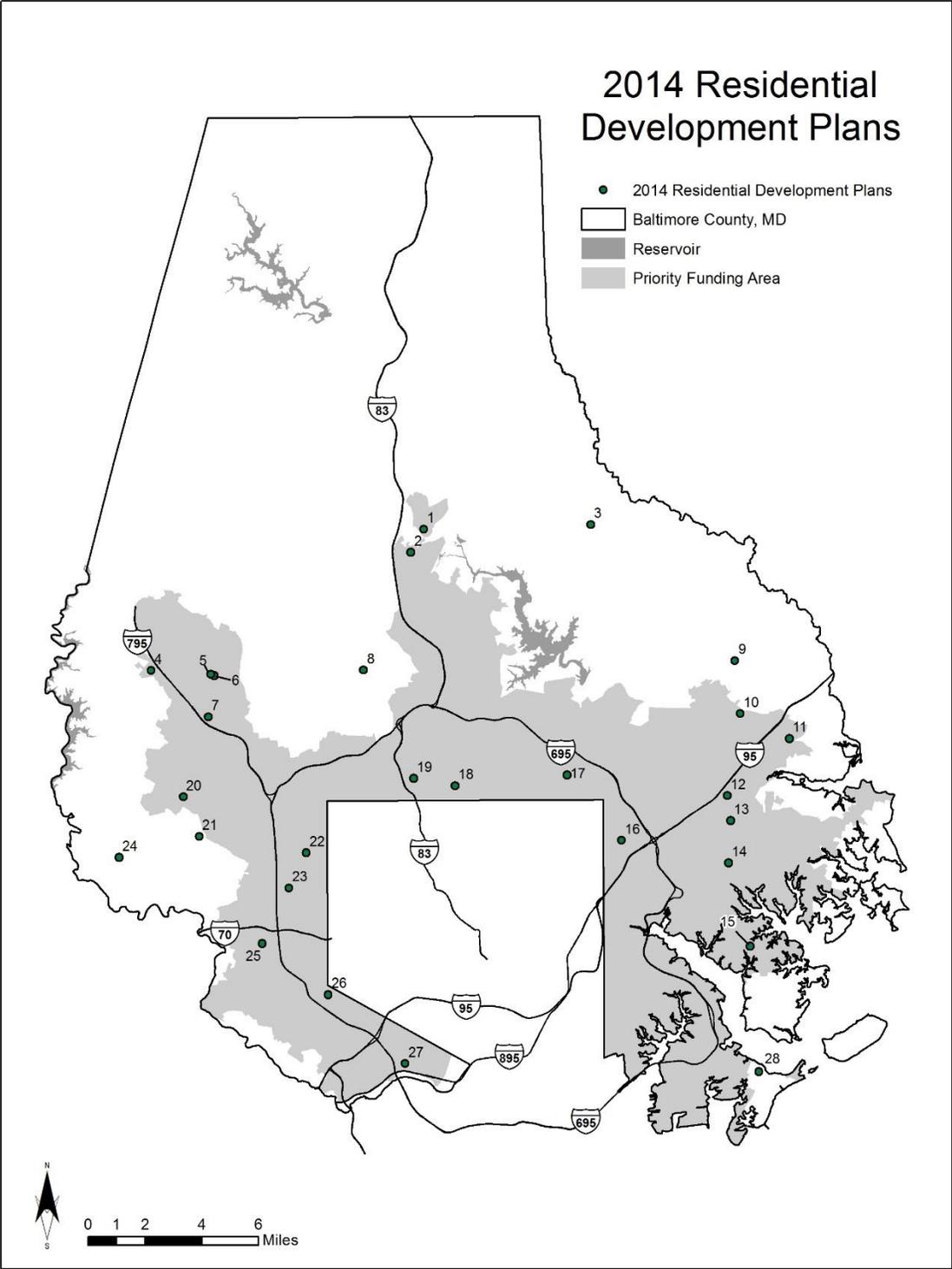
**Table 1. New Residential Units in Approved Development Plans, 2014**

Project Track	Project Count	Unit Type				Total Units
		SFD	SFSD	SFA	MF	
Major Subdivision	13	75	27	212	358	672
Minor Subdivision	13	29	0	0	0	29
Planned Unit Development	3	5	0	187	1,250	1,442
Total units by type		109	27	399	1,608	2,143
Percent total units		5.09%	1.26%	18.62%	75.03%	100.00%

Source: Baltimore County Government, approved development plans, 2015.

Percent total units = total units by type / total units (2,143)

# 2014 Residential Development Plans



**Map Key for 2014 Residential Development Plans:**

<b>ID</b>	<b>PLAN NAME</b>	<b>SFD</b>	<b>SFSD</b>	<b>SFA</b>	<b>MF</b>
1	Residences at Sparks Valley	0	0	73	0
2	Hunt Valley Town Center	0	0	0	342
3	Ellerslie Property	35	0	0	0
4	Delight Quarry Out Parcel	0	0	29	0
5	Woolford Property	2	0	0	0
6	102, 104, 106 The Byway Road	3	0	0	0
7	Dolfield Townhouses	0	0	20	16
8	Castanea	8	0	0	0
9	DeAngelis Property	2	0	0	0
10	Uhlik Estates	2	0	0	0
11	11602 Jerome Ave	2	0	0	0
12	Nottingham Ridge PUD	0	0	0	1,250
13	Ravenhurst	0	0	90	0
14	Rodger's Property	3	0	0	0
15	The Cottages at Norman Creek (1 <sup>st</sup> Amendment)	0	18	0	0
16	Eisen Property	2	0	0	0
17	7928 Westmoreland Avenue	3	0	0	0
18	Edward Brown Property	6	0	0	0
19	Hord Property	2	0	0	0
20	West Gate	0	9	0	0
21	Roman Property	2	0	0	0
22	Davis, Patricia Property	2	0	0	0
23	Bowers Property Lot 2	3	0	0	0
24	Griffith, Robert Property	1	0	0	0
25	Touchard Meadows	21	0	0	0
26	Koziol Property	5	0	0	0
27	Hollins Station PUD	0	0	48	0
28	Shaws Discovery	5	0	139	0
<b>Sum</b>		<b>109</b>	<b>27</b>	<b>399</b>	<b>1,608</b>
<b>Grand Total</b>		<b>2,143</b>			

In addition to residential development plans, 14 non-residential development plans were approved in 2014 (Table 2) for retail, institutional, mixed-use, office, or other uses. Three development projects -- Foundry Row (396,600 SF), Corporate Headquarters (230,000 SF), and the Red Run Boulevard Mini-Storage (106,114 SF) – together represented 78.33% of the total square feet. The map and map key table are displayed on pages 6 and 7.

**Table 2. Square Footage of Non-Residential Uses in Approved Development Plans, 2014**

Project Track	Project Count	Square Feet by Use Type						Total
		Retail	Industrial	Institutional	Mixed Use	Office	Other	
Limited Exemption	10	137,086	0	22,897	230,000	5,454	52,892	448,329
Major Development	4	0	0	0	442,194	44,946	0	487,140
Total square feet by use type		137,086	0	22,897	672,194	50,400	52,892	<b>935,469</b>
<i>Percent total square feet</i>		<i>14.65%</i>	<i>0.00%</i>	<i>2.45%</i>	<i>71.86%</i>	<i>5.39%</i>	<i>5.65%</i>	<i>100.00%</i>

Source: Baltimore County Government, approved development plans, 2015.

Percent total square feet = total square feet by use type / total square feet (935,469)

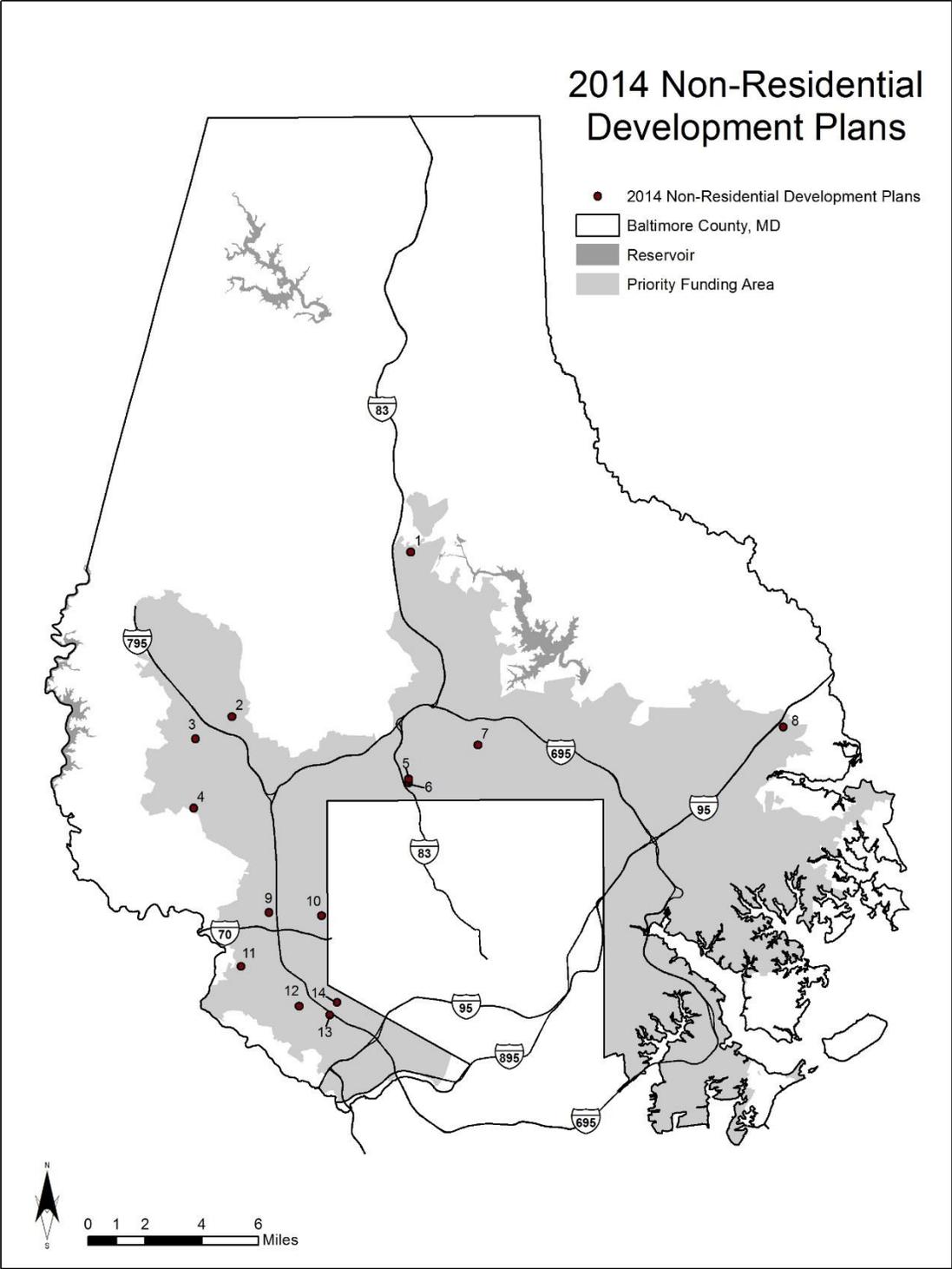
Notes:

- 1) "Other" is the YMCA of Central Maryland development project.
- 2) The Red Run Self Storage development is a self storage facility with an office/apartment.



*Architectural rendering of Foundry Row (Source: Baltimore Sun).*

# 2014 Non-Residential Development Plans



(See Map Key, next page).

### Map Key for 2014 Non-Residential Development Plans:

Map Key	Plan Name	Plan Area (Acre)	Square Feet	Type
1	Hunt Valley Towne Center	84.685	22,111	Mixed
2	Foundry Row	49.49	396,600	Mixed
3	Red Run Boulevard	4.7281	106,114	Commercial
4	Royal Farms Store 173	2.43	5,166	Commercial
5	Simply Beautiful Properties	2.07	10,892	Commercial
6	Blair Hill Offices	1.41	44,946	Office
7	YMCA of Central Maryland	16.753	52,892	Other
8	Cornerstone Medical	0.459	5,454	Office
9	Hill Drive at Grove Ave	2.042	10,000	Commercial
10	UMD Rehab & Orthopedic Institute	32	12,272	Institution
11	Sweetwater Pools – 1 <sup>st</sup> Refinement	1.188	4,914	Commercial
12	Hare Krishna Temple Resubdivision	1.0681	10,625	Institution
13	Charlestown Retirement Community	107.61	23,483	Mixed
14	Corporate HQ	19.41	230,000	Mixed
<b>Grand Total</b>		<b>325.34</b>	<b>935,469</b>	—

### A-1-2. Occupancy and Razing Permits

*Occupancy permits.* Table 3 shows that in 2014, the number of units constructed for occupancy was 1,225. This figure was higher than that in 2013 (956). Table 3 also exhibits that approximately 74.53 % of residential units built in 2014 were single-family structures (SFA, SFD, or SFSD). The multi-family's share was 25.47 %.

**Table 3. New Residential Units in Occupancy Permits, 2014**

Housing Unit Type	Units by Type	Percent Total Units
Multi-Family (MF)	312	25.47%
Single Family Attached (SFA)	312	25.47%
Single Family Detached (SFD)	556	45.39%
Single Family Semi-Detached (SFSD)	45	3.67%
<i>All single family units</i>	<b>913</b>	<b>74.53%</b>
Total Residential Units	1,225	-

Source: Baltimore County Government, occupancy permits, 2015.

Percent total units = units by type / total residential units (1,225)



*The Towson Green (Source: Baltimore Sun).*

Occupancy permits for non-residential construction indicate that the square feet or percent share of retail development represented the largest use type among the non-residential buildings constructed in 2014 (Table 4). The square feet or percent share of the industrial uses ranked second, and office ranked third; but both are much smaller than the retail type. “Other” uses include square footage associated with the construction of places of worship and private schools.

**Table 4. Square Footage of Non-Residential Uses in Occupancy Permits, 2014**

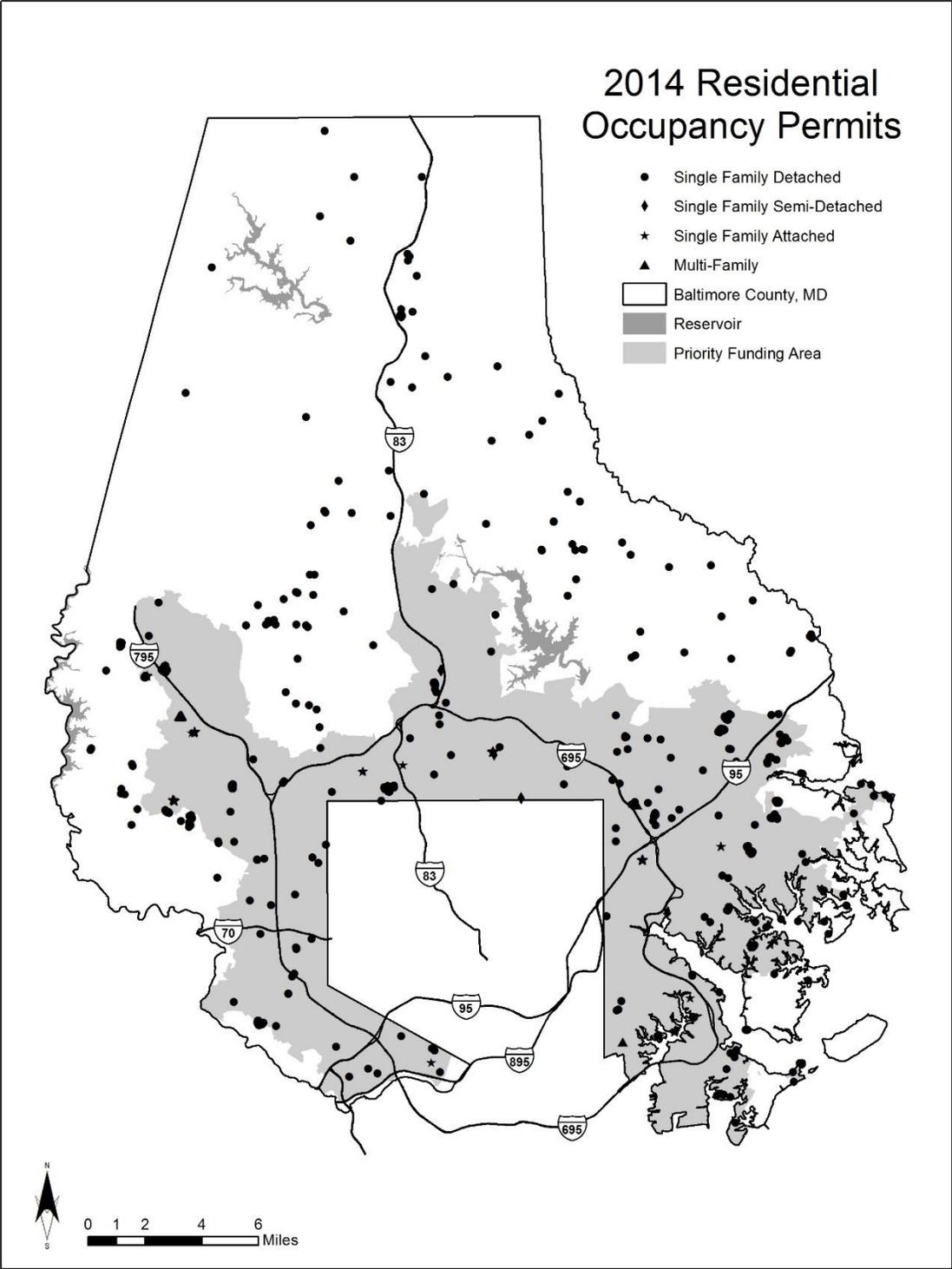
Data Type	Use Type						Total Square Feet
	Retail	Industrial	Institutional	Mixed Use	Office	Other	
Square Feet by Use Type	1,049,888	885,346	14,498	149,950	574,595	24,698	2,698,975
<i>Percent total square feet</i>	<i>38.90%</i>	<i>32.80%</i>	<i>0.54%</i>	<i>5.56%</i>	<i>21.29%</i>	<i>0.92%</i>	<i>100.00%</i>

Source: Baltimore County Government, occupancy permits, 2015.

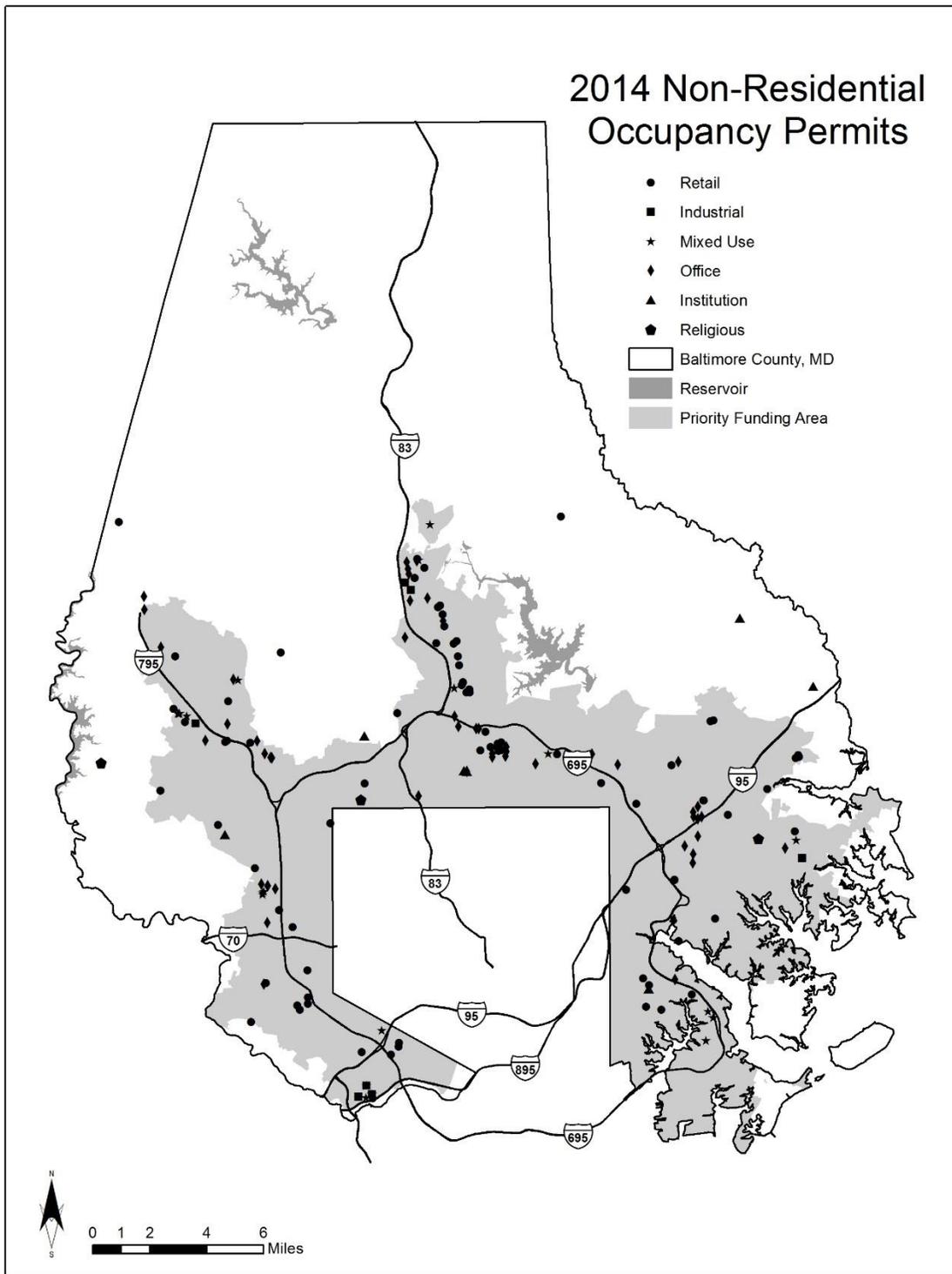
Percent total square feet = square feet by use type / total square feet (2,698,975)

Notes: Other = Places Of Worship, and Private Schools

# 2014 Residential Occupancy Permits



## 2014 Non-Residential Occupancy Permits



*Razing permits.* There were 105 units in residential razing permits issued in Baltimore County in 2014 (Table 5). In comparison, 288 units were issued with razing permits in 2013. All of the residential units issued with razing permits in 2014 were single family structures. Like in 2011, 2012, and 2013, there were no razing permits issued for multi-family structures.

**Table 5. Residential Units in Razing Permits, 2014**

Housing Unit Type	Units by Type	Percent Total Units
Multi-Family (MF)	0	0.00%
Single Family Attached (SFA)	-3	2.86%
Single Family Detached (SFD)	-101	96.19%
Single Family Semi-Detached (SFSD)	-1	0.95%
Total Residential Units	-105	-

Source: Baltimore County Government, razing permits, 2015.

Percent total units = units by type / total residential units (-105)

Table 6 displays that the non-residential razing permits were issued largely for industrial uses in terms of square footage, accounting for 93.74 % of the total. The razing permits for industrial uses were issued primarily for demolishing manufacturing structures, shipping area buildings, or storage buildings. The rest of the razing permits were issued for retail, institutional, mixed use, office, and a private school.

**Table 6. Square Footage of Non-Residential Uses in Razing Permits, 2014**

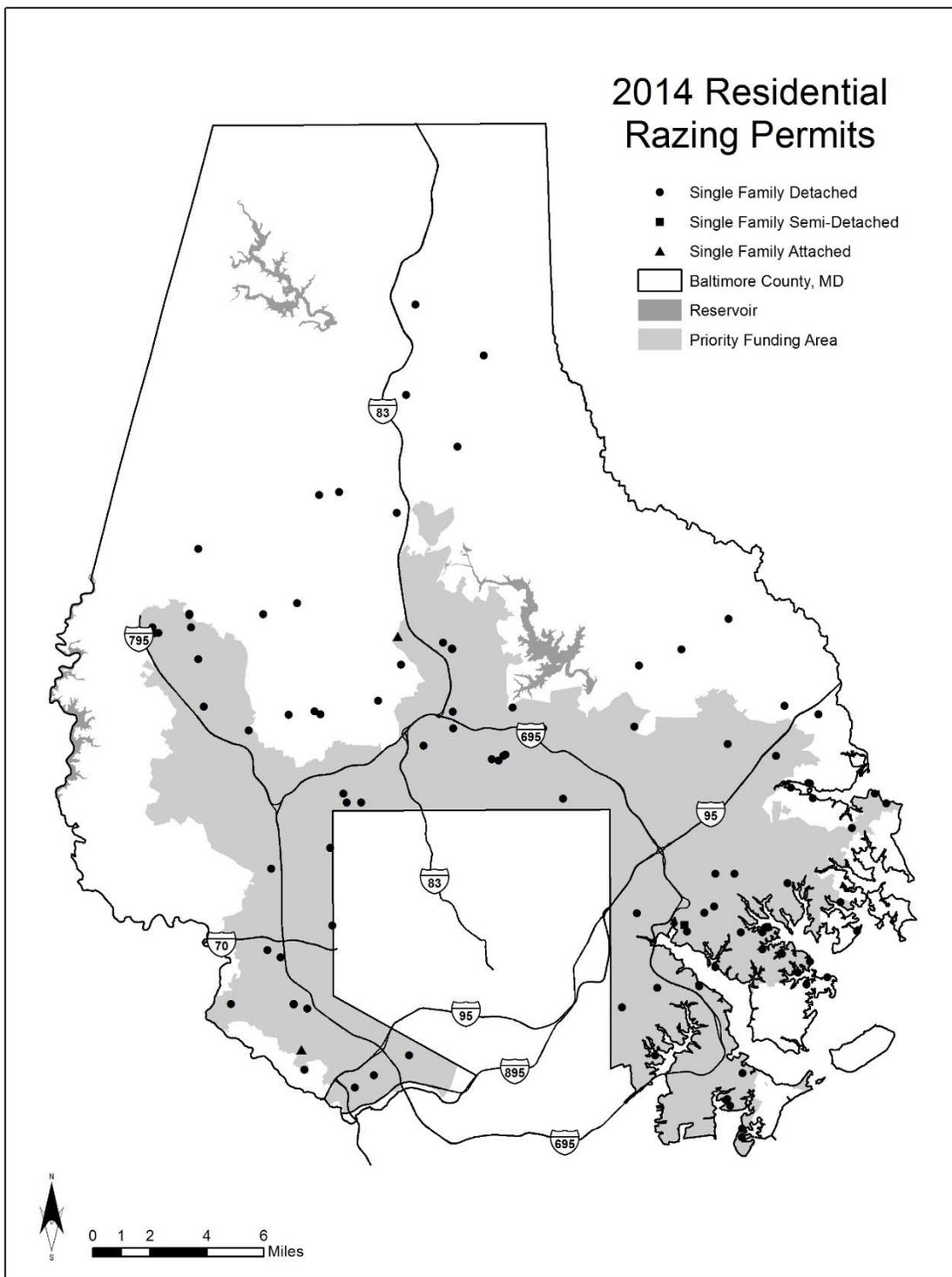
Data Type	Use Type						Total
	Retail	Industrial	Institutional	Mixed Use	Office	Other	
Square Feet by Use Type	123,710	2,521,443	5,000	1,600	19,120	18,900	2,689,773
<i>Percent total square feet</i>	<i>4.60%</i>	<i>93.74%</i>	<i>0.19%</i>	<i>0.06%</i>	<i>0.71%</i>	<i>0.70%</i>	<i>100.00%</i>

Source: Baltimore County Government, razing permits, 2015.

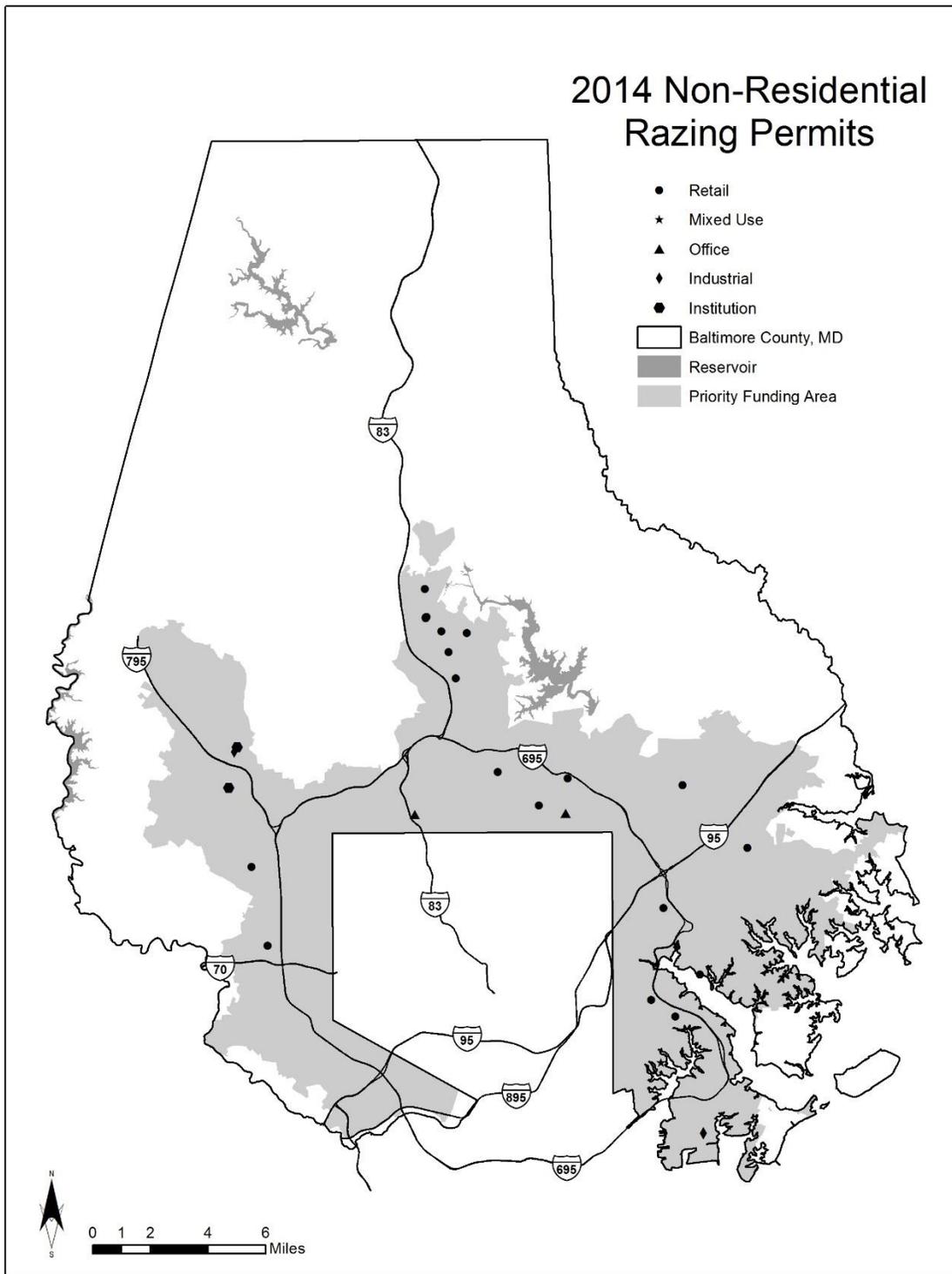
Percent total square feet = square feet by use type / total square feet (2,689,773)

Other = Private school razing permit

## 2014 Residential Razing Permits

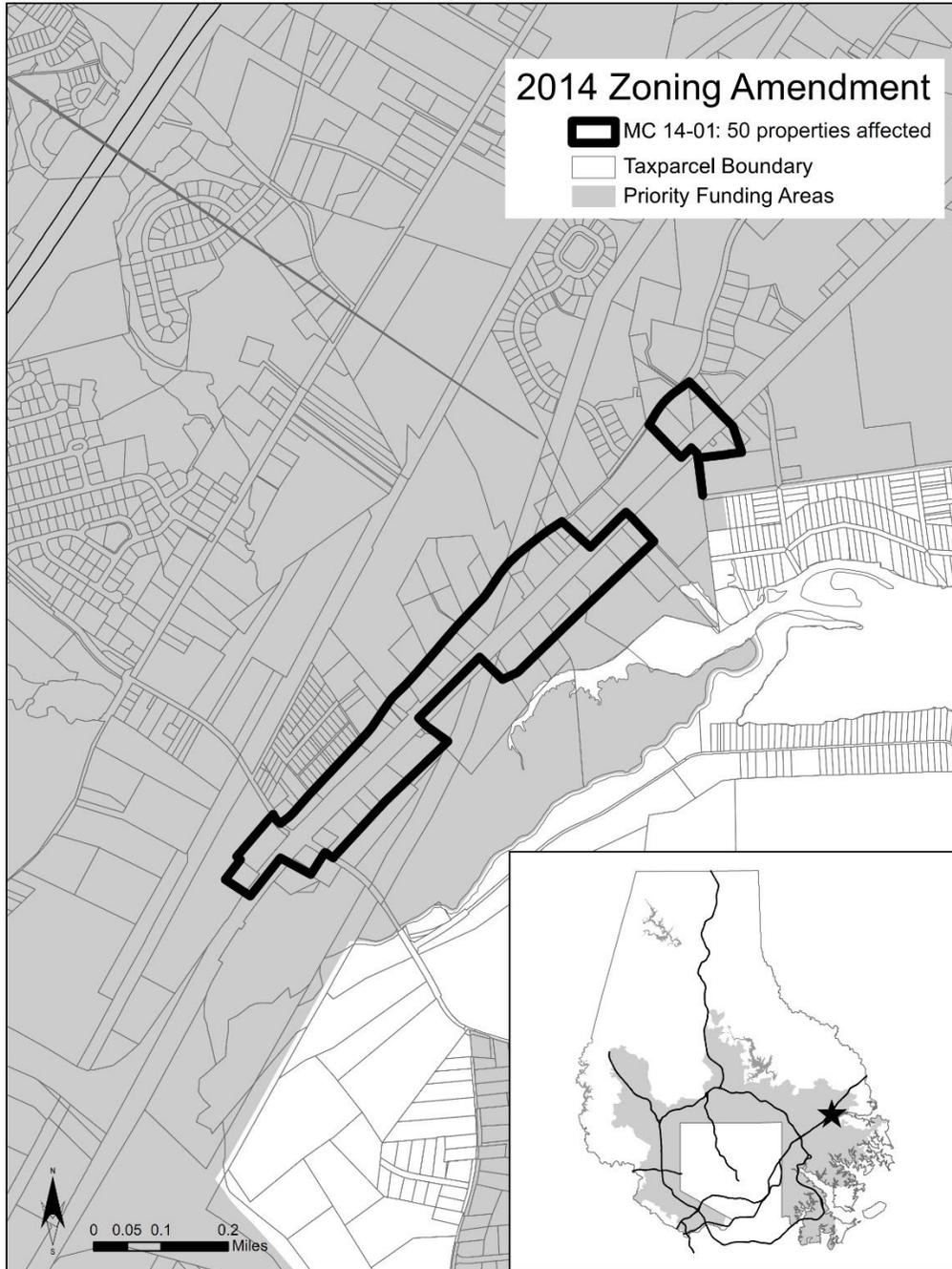


## 2014 Non-Residential Razing Permits



### A-1-3. Zoning Map Corrections

There was one zoning map correction case in 2014, involving 50 properties on a total of 35 acres located on both sides of a segment of Pulaski Highway (Route 40) (see table, next page). The correction was approved by the County Board of Appeals as per the County Code Sections 32-3-231 through 32-3-236, reflecting the County Council's enacted zoning classification.



Tax Pin	Property Address	Property Description	Prior Zoning	Acreage	Corrected Zoning
1111015675	10911 RED LION RD	1320FT E COWENTON AV	ML	0.35	BR AS
1111016575	10907 RED LION RD	800 N COWENTON AV	ML	0.76	BR AS
1600014701	PULASKI HWY	RED LION MANOR	ML	0.87	BR AS
1119085810	10800 PULASKI HWY	SE RED LION RD	ML	0.71	BR AS
1119010650	11111 PULASKI HWY	3150 NE COWENTON AV	ML	1.07	BR AS
1119012771	PULASKI HWY	155 SS RED LION ROAD	ML	0.71	BR AS
1700000478	PULASKI HWY	1775 E COWENTON AVE	ML	0.12	BR AS
1600003871	10740 PULASKI HWY	NW COR EBENEZER RD	ML AS	1.73	BR AS
1600003871	10740 PULASKI HWY	NW COR EBENEZER RD	ML		
1103024490	10907 PULASKI HWY	850 NE EBENEZER RD	ML	1.91	BR AS
1116045275	11021 PULASKI HWY	2000 NE EBENEZER RD	ML	1.34	BR AS
1126065079	11052 PULASKI HWY	2000 SW COWENTON AVE	ML	0.50	BR AS
2400013003	PULASKI HWY	200FT SW EBENEZER RD	ML	0.16	BR AS
1116045810	11017 RED LION RD	RED LION MANOR	ML	1.45	BR AS
1111047851	RED LION RD	1320FT E COWENTON AVE	ML	0.62	BR AS
1107049900	10825 PULASKI HWY	225 NE COWENTON AV	ML	1.19	BR AS
1600014701	PULASKI HWY	RED LION MANOR	ML	0.37	BR AS
1116061280	11000 PULASKI HWY	RED LION MANOR	ML	0.82	BR AS
1108081411	10811 PULASKI HWY	IRWIN GOODMAN	ML	1.19	BR AS
1102003320	RED LION RD	1320 E COWENTON AV	ML	0.25	BR AS
1112060190	10815 PULASKI HWY	IRVIN GOODMAN PROPERTY	ML	0.74	BR AS
1118000664	PULASKI HWY	RED LION MANOR	ML	0.66	BR AS
1119040480	10801 PULASKI HWY	SE COR EBENEZER RD	ML	0.44	BR AS
1112021079	10821 PULASKI HWY	IRVIN GOODMAN	ML	0.48	BR AS
1118000575	11011 PULASKI HWY	1320 E COWENTON AV	ML	0.22	BR AS
1116061280	11000 PULASKI HWY	RED LION MANOR	ML	0.88	BR AS
1900014933	11165 PULASKI HWY	300 SW STEVENS RD	ML	0.30	BR AS
1102001650	11035 NEW PHILADELPHIA RD	AKA 7 NEW PHIL RD	ML	0.76	BR AS
1102023140	11013 RED LION RD	RED LION MANOR	ML	0.69	BR AS
1104035975	10741 PULASKI HWY	SW COR EBENEZER RD	ML	0.55	BR AS
2200003690	11101 PULASKI HWY	1740 SW STEVENS RD	ML	1.92	BR AS
1600010384	11051 PULASKI HWY	2125 SW STEVENS ROAD	ML	1.42	BR AS
1118012510	11100 PULASKI HWY	2970 N COWENTON AV	ML	0.40	BR AS
1108055810	10915 RED LION RD	2150 N COWENTON RD	ML	0.25	BR AS
1108055811	10915 RED LION RD	2150 N OF COWENTON AVE	ML	0.02	BR AS
1107048475	10728 PULASKI HWY	400 SW EBENEZER RD	ML	0.81	BR AS
1102003321	PULASKI HWY	3100 NE COWENTON AV	ML	0.22	BR AS
1103001600	11145 RED LION RD	700 W PULASKI HWY	ML	1.27	BR AS
1113057564	5814 STEVENS RD	NW COR BAKER AVENUE	ML	0.02	BR AS
1116061430	11119 PULASKI HWY	2640 N EBENEZER RD	ML	0.57	BR AS
1126065085	11038 PULASKI HWY	NR COWENTON AV	ML	1.33	BR AS
1119012772	RED LION RD	SE COR STEVENS RD	ML	0.16	BR AS
1116045275	11021 PULASKI HWY	2000 NE EBENEZER RD	ML	0.02	BR AS
1126065086	11036 PULASKI HWY	2525FT NE COWENTON AVE	ML	0.45	BR AS
1119012770	11150 PULASKI HWY	575 SW PULASKI HWY	ML	1.07	BR AS
1119040252	10820 PULASKI HWY	305 NE EBENEZER RD	ML	1.24	BR AS
1600011759	11025 PULASKI HWY	STONEWALL INN	ML	1.08	BR AS
1900014932	11161 PULASKI HWY	420 FT SW STEVENS RD	ML	0.79	BR AS
1116035530		2640FT N EBENEZER RD	BM	0.09	BR AS
1111038670		3960 E COWENTON AVE	ML	0.03	BR AS
			<b>Sum</b>	<b>35.00</b>	

Source: Baltimore County Department of Planning, April 2015.

#### A-1-4. Legislative Text Amendments

In 2014, the Baltimore County Council adopted legislative bills or resolutions with regard to the county's development, which are consistent with the county's *Master Plan 2020*. Those adopted legislative bills and resolutions are summarized as the follows:

##### *Resolutions:*

#### **Resolution 12-14: Review of Planned Unit Development- Residence at Soldiers Delight**

*Approves the review of a development named Residence at Soldiers Delight in the Fourth Council District as a PUD.*

#### **Resolution 25-14: Review of Planned Unit Development – Joppa Mylander Properties, LLC – Loch Raven Commons**

*Approves the review of a development named Loch Raven Commons in the Fifth Council District as a PUD.*

#### **Resolution 40-14: Review of Planned Unit Development – DMS Development, LLC – 101 York Road**

*Approves the review of a development named 101 York in the Fifth Council District as a PUD.*

#### **Resolution 44-14: Amendment to the Honeygo Plan**

*Amends the Honeygo Plan in order to adjust the boundaries of the Honeygo area.*

#### **Resolution 50-14: Review of Planned Unit Development – 25 Main Street - Reisterstown**

*Approves the review of a development named 25 Main Street in the Third Council District as a PUD.*

#### **Resolution 52-14: Review of Planned Unit Development – Merritt Pavilion – Dundalk**

*Approves the review of a development named Merritt Pavilion in the Seventh Council District as a PUD.*

#### **Resolution 57-14: Review of Planned Unit Development – Towson Mews**

*Approves the review of a development named Towson Mews in the Fifth Council District as a PUD.*

#### **Resolution 60-14: Expansion of Residential Parking Area – “B” – Southland Hills – Towson**

*Expands the Residential Permitted Parking area for the area of Southland Hills in West Towson.*

#### **Resolution 67-14: Review of Planned Unit Development – Brewery Station – 7101 Sollers Point Road**

*Approves the review of a development named Brewery Station in the Seventh Council District as a PUD.*

#### **Resolution 86-14: Cowenton-Ebenezer Commercial Revitalization District**

*Creates a Commercial Revitalization District in the Cowenton-Ebenezer area.*

**Resolution 89-14: Designation of Sustainable Community – Northwest Gateways**

*Designates the Northwest Gateways area as a Sustainable Community*

**Resolution 112-14: Sanitary Sewer Extension – Hornago Avenue- Perry Hall**

*Approves the extension of the sanitary sewer system of Baltimore County in the Perry Hall area, Eleventh Election District, Fifth Council District.*

**Resolution 113-14: Planning Board – Zoning Classifications – Towson urban area**

*Requests the Baltimore County Planning Board to create new zoning classifications for the Towson area.*

**Resolution 116-14: 2014 Triennial Review – Baltimore County Water and Sewer Plan**

*Adopts the report of the 2014 triennial review of the Baltimore County water supply and sewerage plan.*

**Resolution 117-14: Amendment to the Baltimore County Water and Sewer Plan – 1121 S. Rolling Road**

*Amends the Baltimore County Water Supply and Sewerage Plan.*

*Legislative Bills:*

**Bill 1-14: Residential Development in C.C.C. Districts**

*Permits certain age-restricted apartment units in any story of a building located in a C.C.C. District superimposed on a B.L. Zone.*

**Bill 2-14: A.S. (Automotive Services) Overlay District**

*Amends the A.S. (Automotive Services) Overlay District to permit certain uses under certain circumstances; and generally relating to the A.S. (Automotive Services) Overlay District.*

**Bill 3-14: Zoning Regulations – Signs**

*Amends the Zoning Regulations to prohibit electronic changeable copy signs in certain areas; and generally relating signs.*

**Bill 14-14: Basic Services Maps**

*Adopts new basic services maps for sewerage, water supply and transportation.*

**Bill 16-14: Zoning Regulations – Hookah Lounges, Vapor Lounges – Definitions and Limitations**

*Allows Hookah Lounges and Vapor Lounges in the B.L. Zone; and generally establishes certain restrictions for hookah and vapor lounges.*

**Bill 19-14: Zoning Regulations – Community Care Center**

*Amends the number of persons permitted by special exception at a day community care center under certain circumstances in the R.C. 2 Zone; generally relating to community care centers.*

**Bill 21-14: Zoning Regulations – Signs**

*Permits roof signs in the C.T. District of Towson under certain conditions; and generally relating to enterprise signs in the C.T. District of Towson.*

**Bill 22-14: Manufacturing, Light (M.L.) Zone Use Regulations**

*Amends the Manufacturing, Light (M.L.) use regulations in order to permit a service garage use as of right under certain circumstances; and generally relating to the Manufacturing, Light (M.L.) Zone.*

**Bill 38-14: Zoning Regulations – Manufacturing, Light (M.L.) Zone**

*Amends the Zoning Regulations to permit a florist shop in the Manufacturing, Light (M.L.) Zone; and generally relating to the Manufacturing, Light (M.L.) zone.*

**Bill 41-14: Panhandle Lots**

*Prohibits panhandle lots in the Honeygo Area; including as part of a minor subdivision; and generally relating to panhandle lots.*

**Bill 42-14: Zoning Regulations – Signs**

*Exempts certain legally nonconforming signs from the abatement provisions of Bill 89-1997; and generally relating to signs.*

**Bill 44-14: Signs**

*Permits certain types of canopy signs, subject to certain restrictions, and generally relating to canopy signs.*

**Bill 53-14: Bicycle Parking**

*Requires bicycle parking for certain residential, as well as commercial, construction projects in the Honeygo Area; and generally relating to bicycle parking.*

**Bill 63-14: Zoning Regulations – Commercial Recreational Enterprises**

*Permits commercial recreation enterprises in a Manufacturing, Heavy (M.H.) Zone; and generally relating to commercial recreation enterprises in the Manufacturing, Heavy (M.H.) Zone.*

**Bill 72-14: The C.T. District of Towson; East Towson**

*Redefines the portion of the C.T. District of Towson to which certain zoning regulation requirements are not applicable.*

**Bill 73-14: Parking Meter Zones and Parking Meters**

*Requires notice to the County Council of the establishment or change in the lawful parking time period, hours, days of operation and rate of any parking meter zone.*

## A-1-5. Comprehensive Plan or Plan Elements

*Sustainable Communities.* In 2014, the Maryland Department of Housing and Community Development (DHCD) approved one sustainable community in Baltimore County. The new sustainable community -- Reisterstown -- joined the Pulaski Highway Redevelopment Area, Catonsville/Patapsco, Greater Dundalk, Hillendale/Parkville/Overlea, and Towson areas for strengthening reinvestment and revitalization in residential or business communities within the urbanized areas of the county.

A national historic district founded in 1758, Reisterstown has experienced significant decline in its commercial corridor. Working in conjunction with the community, the county is strategizing to revitalize its main street by seeking a Maryland Main Street designation, capitalizing on its historic building fabric and implementing promotional activities (Source: National Council of State Housing Agencies and DHCD, May 2014).

*Water and Sewerage Master Plan Update.* Baltimore County's Urban Rural Demarcation Line (URDL) has been an effective growth management tool for more than 40 years. The PFA, Metropolitan District Line, and zoning classifications are the primary mechanisms for evaluating water and sewer changes in Baltimore County.

On April 30, 2014, the Maryland Department of the Environment (MDE) completed the review of the Amendment Cycle 31 ("Amendment") to the 2011 Baltimore County Water Supply and Sewerage Plan. The approval was granted to Case 13-03 for a sewer connection at the proposed maintenance building for St. Paul's Schools at Emerson Farms. The Baltimore County Planning Board recommended that the W-7/S-7 service designation be maintained and that the special exception be modified to allow extension of the sewer line to only serve the plumbing fixtures required for the proposed 8,000-square-foot maintenance building. On January 6, 2014, the Baltimore County Council adopted the Amendment for Case 13-03, as modified by the Planning Board, by Resolution No. 1-14.

## A-1-6. School Facilities

*The southwest area.* The Baltimore County FY2015 Adopted Capital Budget authorized \$4,600,000 for funding the construction of additional elementary seats for schools in the southwest area. An addition is programmed for Westchester Elementary School and to be completed in August 2016. Catonsville, Relay, Westowne, and Lansdowne elementary schools are programmed for replacements.

*The northwest area.* The Baltimore County Capital Budget for Fiscal Year 2014 funds the construction of a new, 700-seat elementary school on the Ballard Property. The new Lyons Mill Elementary School is scheduled to open in August 2015.

*The central area.* The new Mays Chapel Elementary School was open in August 2014. The Baltimore County FY2015 Adopted Capital Budget authorized \$4,575,000 for funding the construction of additional elementary seats for schools in the central area. Padonia will add 75 to 155 seats through a reconfiguration resulting from the construction of an adjacent new community center. The 200-seat addition at Sparks is scheduled to be completed and opened in August 2015 for the start of the 2015-2016 school year.



*Mays Chapel Elementary School (Source: The school's webpage).*

#### A-1-7. Transportation Facilities

In 2014, 63 road projects were constructed or extended, totaling 8.83 miles in length. Among those projects, 59 (or 8.14 miles) were constructed inside the PFA, accounting for 92% of the total length in 2014. Four of them, totaling 0.69 mile, were located outside the PFA. The limited amount of roads constructed in the rural area of the county does not have a significant impact on the county's development patterns. The road construction or extension is consistent with the county's growth management goals and objectives in *Master Plan 2020*.

In the table below, the road projects with a "\*" indicate "Other Public Roads" that are open to unrestricted public use but not acknowledged as part of the state, county, municipal or any other publicly owned system of roads. The rest are private roads that serve one or more properties and can be closed or excluded from public use by action of the property owners.

No.	Type	Road Name	From	To	Mile		
					Total	In PFA	Out PFA
1	NEW	HEVESY CT	JOPPA RD	JOPPA RD	0.11	0.11	0
2	NEW	PADDOCK LA	HEVESY CT	HEVESY CT	0.15	0.15	0
3	NEW	BALLYMAHON CT	FORGE RD	ARDAGH CR	0.19	0.19	0
4	NEW	ARDAGH CR	BALLYMAHON CT	BALLYMAHON CT	0.1	0.1	0
5	NEW	RHONDA CT	CARLSON LA	CARLSON LA	0.18	0.18	0
6	EXTENSION	BRUSHWOOD DR	ACADEMY AV	ACADEMY AV	0.15	0.15	0
7	EXTENSION	OVERTON AV	BELAIR RD	NICOLE GRACE DR	0.12	0.12	0
8	NEW	NICOLE GRACE DR	OVERTON AV	OVERTON AV	0.15	0.15	0
9	NEW	SETON HILLS LA	KELOX RD	SETON RIDGE DR	0.34	0.34	0
10	NEW	SETON RIDGE DR	SETON HILLS LA	SETON HILLS LA	0.18	0.18	0
11	EXTENSION	KELOX RD	UPDALE CT	SETON HILLS LA	0.08	0.08	0
12	EXTENSION	UPDALE CT	KELOX RD	ULSA RD	0.06	0.06	0
13	EXTENSION	NUWOOD DR	DLONG RD	DLONG RD	0.07	0.07	0
14	EXTENSION	TIMOTHYS MANOR CT	DAIRY RD	DAIRY RD	0.12	0	0.12
15	NEW	WALKER STATION CT	TIMOTHYS MANOR CT	TIMOTHYS MANOR CT	0.33	0	0.33
16	NEW	BENTLY STATION CT	WALKER STATION CT	WALKER STATION CT	0.1	0	0.1
17	NEW	VALE CREST CT	ESSEX AV	ESSEX AV	0.18	0.18	0
18	EXTENSION	TRANSVERSE AV	OCTANT WA	MIDDLE RIVER RD	0.17	0.17	0
19	NEW	MANORGREEN RD	TRANSVERSE AV	TRANSVERSE AV	0.15	0.15	0
20	NEW	PASTURE ROSE CT	MAYFIELD AV	MAYFIELD AV	0.07	0.07	0
21	NEW	TAMERON WOODS CR (ENTRANCE)	WINDSOR MILL RD	TAMERON WOODS CR	0.02	0.02	0
22	NEW	TAMERON WOODS CR	TAMERON WOODS CR (ENTRANCE)	TAMERON WOODS CR (ENTRANCE)	0.21	0.21	0
23	NEW	PINK AZALEA CT	TAMERON WOODS CR	PINK AZALEA CT	0.24	0.24	0
24	NEW	ROYAL FERN WA	WINDSOR MILL RD	TAMERON WOODS CT	0.19	0.19	0
25	NEW	BLAZING STAR CR	ROYAL FERN WA	ROYAL FERN WA	0.05	0.05	0
26	NEW	TALI DR	SAMOSSET RD	SAMOSSET RD	0.08	0.08	0
27	EXTENSION	BIGGS RD*	MIDDLE RIVER RD	MAXWELL RD	0.14	0.14	0
28	EXTENSION	BIGGS RD*	SHERMAN RD	SHERMAN RD	0.23	0.23	0
29	NEW	DAVISON RD	BIGGS RD	MACDILL RD	0.45	0.45	0
30	NEW	LANGLEY RD	DAVISON RD	DAVISON RD	0.14	0.14	0
31	NEW	MOODY RD	DAVISON RD	LANGLEY RD	0.07	0.07	0
32	EXTENSION	TINKER RD*	BIGGS RD	DAVISON RD	0.09	0.09	0
33	EXTENSION	GEORGE AV*	HUTCHINSON ST	HUTCHINSON ST	0.07	0.07	0
34	NEW	MCCONNELL CT	DAVISON RD	DAVISON RD	0.09	0.09	0
35	EXTENSION	MAC DILL RD	BIGGS RD	DAVISON RD	0.06	0.06	0
36	EXTENSION	PETERSON RD	MAXWELL RD	BIGGS RD	0.07	0.07	0
37	NEW	NELLIS RD	BIGGS RD	MAXWELL RD	0.1	0.1	0
38	NEW	RAINIER CT	CHERRY HILL CT W.	MARASCO CT	0.05	0.05	0
39	NEW	MARASCO CT	RAINIER CT	RAINIER CT	0.09	0.09	0
40	NEW	AMARALLES DR (#1)	CHERRY HILL CT W.	AMARALLES DR (#2)	0.16	0.16	0
41	NEW	AMARALLES DR (#2)	AMARALLES DR (#1)	AMARALLES DR (#1)	0.05	0.05	0
42	EXTENSION	STANSBURY LAKE DR	GOLDENEYE DR	CANVASBACK RD	0.31	0.31	0
43	NEW	CAMPBELL BL	MD43 WHITE MARSH BL	WINDLASS RUN RD	0.08	0.08	0
44	NEW	WINDLASS RUN RD	NEW BRIDGE RD	NEW BRIDGE RD	0.31	0.31	0
45	NEW	NEW BRIDGE RD	WINDLASS RUN RD	WINDLASS RUN RD	0.08	0.08	0
46	NEW	FIELDCREST DR	ALLENDER RD	ALLENDER RD	0.23	0.23	0
47	NEW	RIDGEDALE DR	ALLENDER RD	FIELDCREST DR	0.19	0.19	0
48	NEW	PARKVIEW LA	FIELDCREST DR	FIELDCREST DR	0.03	0.03	0
49	NEW	SUNNI PERCH CT	SUNNI SHADE CT	SUNNI SHADE CT	0.17	0.17	0
50	NEW	SUNNI MEADOW CT	SUNNI PERCH CT	SUNNI PERCH CT	0.04	0.04	0
51	NEW	KRISTY MICHELE CT	WAMPLER RD	KRISTY MICHELE CT	0.25	0.25	0
52	NEW	ERIN RUSSEL CT	NICODEMUS RD	DAPHNE CT	0.19	0.19	0
53	NEW	DAPHNE CT	ERIN RUSSEL CT	DEANA CR	0.19	0.19	0
54	NEW	DEANA CR	DAPHNE CT	DAPHNE CT	0.1	0.1	0
55	NEW	SHADOW KNOLL CT	RIDGE RD	HEATHERS LA	0.19	0.19	0
56	EXTENSION	HEATHERS LA	LONGRIDGE RD	SHADOW KNOLL CT	0.02	0.02	0
57	NEW	ERIMIKE CT	OFFUTT RD	OFFUTT RD	0.14	0	0.14
58	EXTENSION	DAFT RD	SALVATORE RD	SALVATORE RD	0.19	0.19	0
59	NEW	BISCHOFF RD	SALVATORE RD	DAFT RD	0.09	0.09	0
60	NEW	BUSSE RD	SALVATORE RD	DAFT RD	0.09	0.09	0
61	EXTENSION	MERIDIAN LA	WILLOW AV	BURKE AV	0.16	0.16	0
62	NEW	GARDENSIDE PL	MERIDIAN LA	MERIDIAN LA	0.05	0.05	0
63	NEW	LINDEN PLACE	MERIDIAN LA	MERIDIAN LA	0.08	0.08	0
<b>Sum</b>					<b>8.83</b>	<b>8.14</b>	<b>0.69</b>

Source: Baltimore County Department of Public Works, April 2015.

## A-2. Consistency with Adopted Plans

The *Annual Report on Growth* is required to discuss whether or not the development in 2014 are consistent with:

- Each other regarding development patterns
- The recommendations of the last annual report
- The adopted plans of the local jurisdiction
- The adopted plans of all adjoining local jurisdictions
- The adopted plans of state and local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement the local jurisdiction's plan

Development patterns, public facilities improvement, and legislative amendments in Baltimore County in 2014 continued to prove the county's direction and processes regarding planning and growth management.

As indicated previously, the new residential and non-residential development, zoning map corrections, designations of sustainable communities, public facilities improvement, and new legislation all compellingly prove that Baltimore County has been vigorous in maintaining its growth management policies to ensure quality development within the PFA and preserve resources outside the PFA.

Baltimore County is committed, on the foundation of success in previous decades, to continuing its effective collaboration with the state agencies, Baltimore Metropolitan Council, neighboring jurisdictions, and all other stakeholders for a sustainable future.

## A-3. Process Improvements

Baltimore County continues to implement the policies and actions of *Master Plan 2020* that will improve the development process and planning activities. The approved designations of three new sustainable communities will assist in providing the resources needed to strengthen the viability of neighborhoods and businesses within the designated boundaries.

In addition to the physical development of land, Baltimore County is proactive in advocating and providing fair housing for its diverse residents. The overall objective of the Housing Opportunities Program is to improve housing stock and preserve neighborhoods by working with community-based organizations, creating homeownership opportunities, assisting homeowners to bring their residences up to Baltimore County codes and standards, and to stimulate the development and redevelopment of high quality multifamily housing for county renters.

The county's commitment within its fiscal capacity is to ensure that each of its residents has the resources to enjoy a high quality of life and that each of its communities is livable and attractive.

Among these resources is the right of fair and equal access to housing that is decent, safe, sanitary and affordable. Baltimore County is making an effort to maintain its institutional and financial capacity to ensure the availability of housing for all its citizens.

The Department of Planning also updates the *Development Guide* that provides housing developers who desire to develop affordable housing with information to apply for Baltimore County supplemental funding for the development of new construction or rehabilitation of affordable housing in accordance with the county's requirements.

#### A-4. Ordinances or Regulations

Over the years, numerous zoning ordinances or regulations have been adopted or changed, which implement the planning visions of the state Land Use Article. Baltimore County will continue to ensure that future amendments to the legislation or regulations as effective mechanism for the master plan implementation shall be in concert with the state's planning goals and objectives. In 2014, the legislative changes as indicated in Section A-1-3 and A-1-4 fundamentally demonstrated zoning designations and regulations consistent with *Master Plan 2020*.

## Section B. Adequate Public Facilities

#### B-1. Adequate Public School Ordinance for Schools

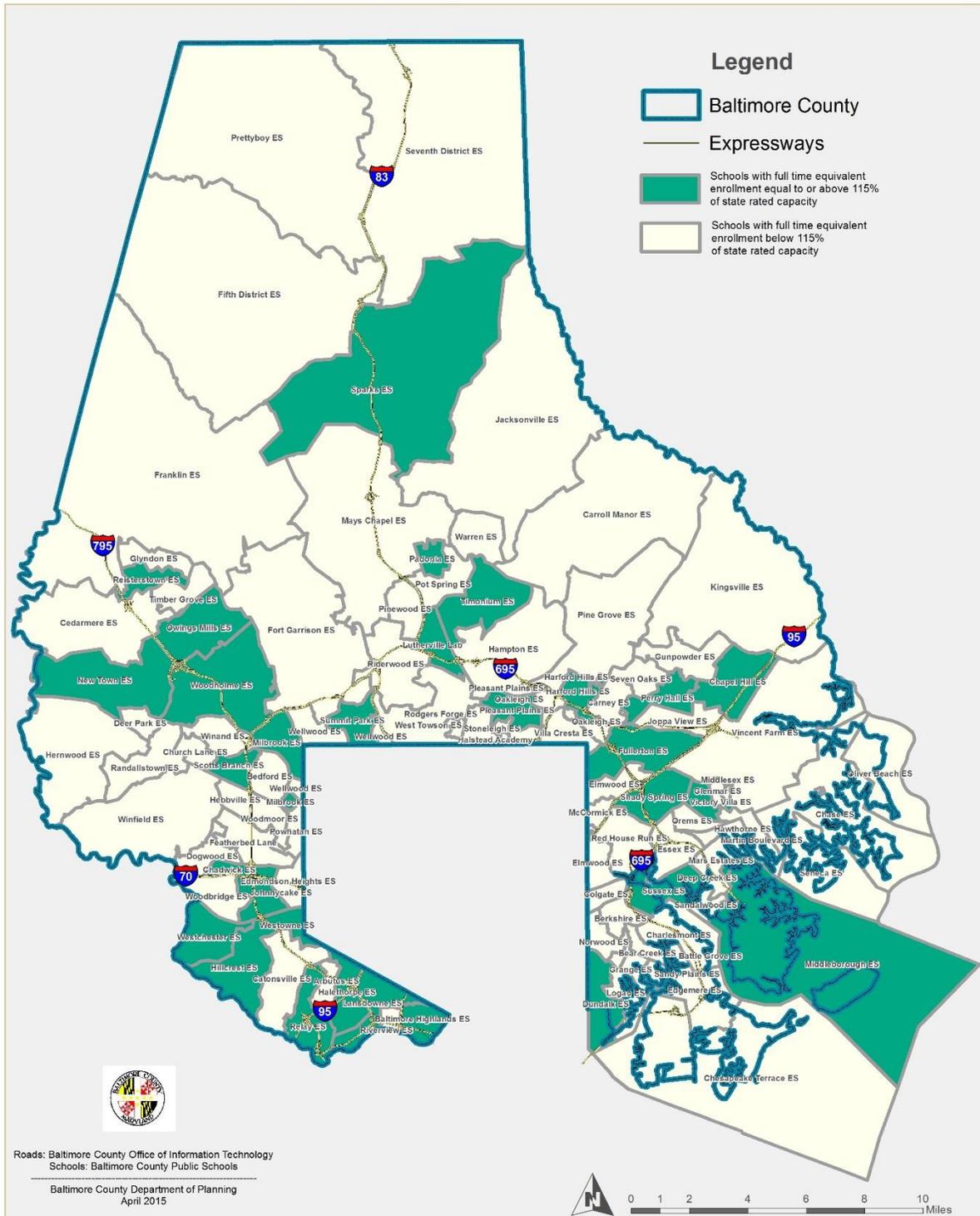
The Baltimore County Code as of March 1, 2000 requires that the Department of Planning create regulations to assess development impact on schools. The adopted *School Impact Regulations* outline requirements developers need to submit to the Department of Planning in order to determine the impact of projects with a residential component on public school facilities.

Section 32-6-103(f) of the Baltimore County Code requires that the Department of Planning furnish the School Adequate Public Facilities Ordinance Report and Maps using September 30, 2014 school enrollment data, indicating overcrowded school districts in accordance with parameters in the referenced County Code.

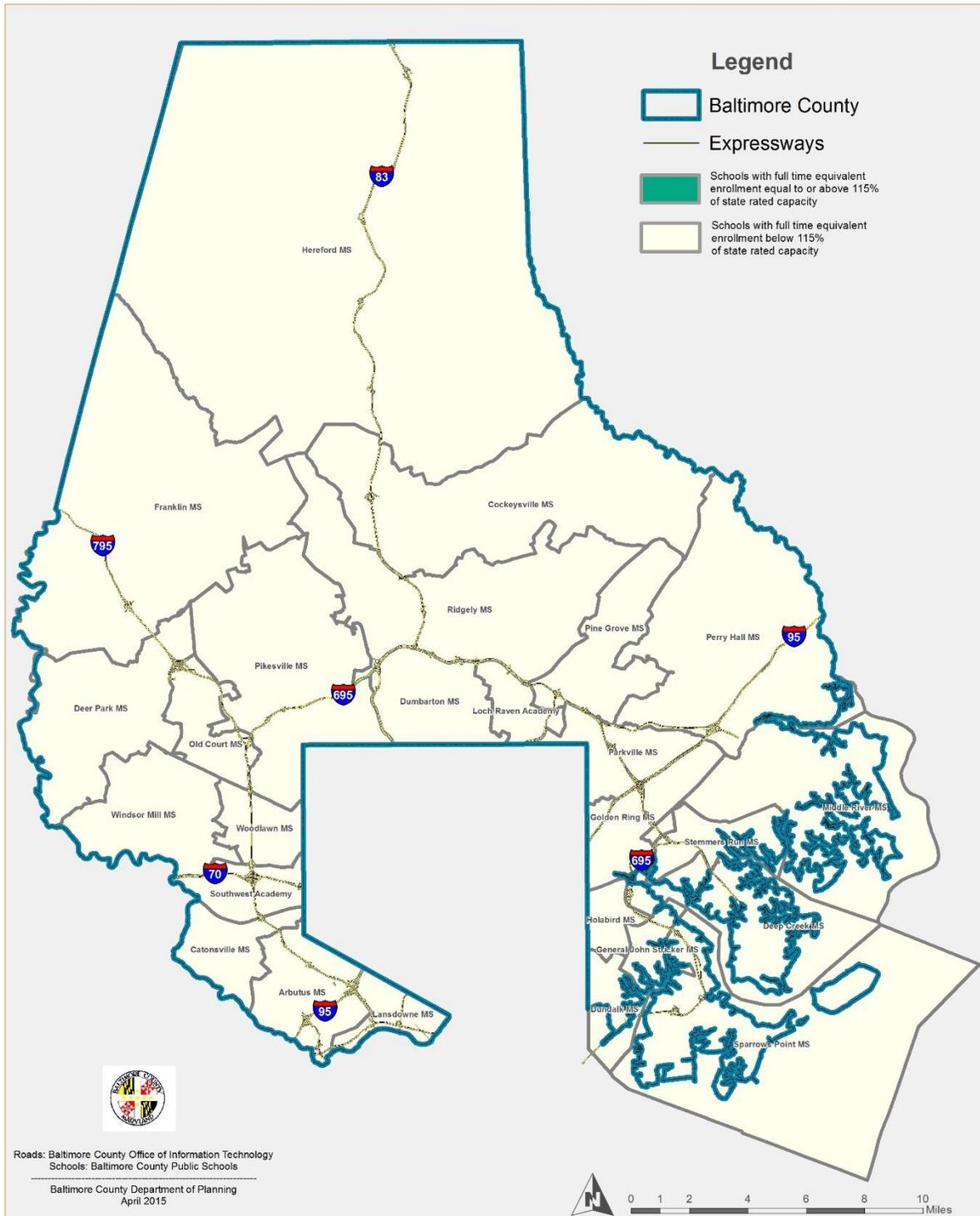
In the 2014-2015 school year, the FTEs of 30 elementary schools are at or over 115% of their SRCs. The FTEs for all the middle and high schools are under 115% of the SRC (see maps on p. 24, 25, and 26).

A school impact analysis is performed for each proposed development project to determine whether an adjacent school district is overcrowded under Section 32-6-103(f) of the Baltimore County Code. The school overcrowding condition is being addressed through the county Capital Improvement Program (see A-1-6 School Facilities, p. 20). In Baltimore County, age-restricted housing is allowed in overcrowded school districts.

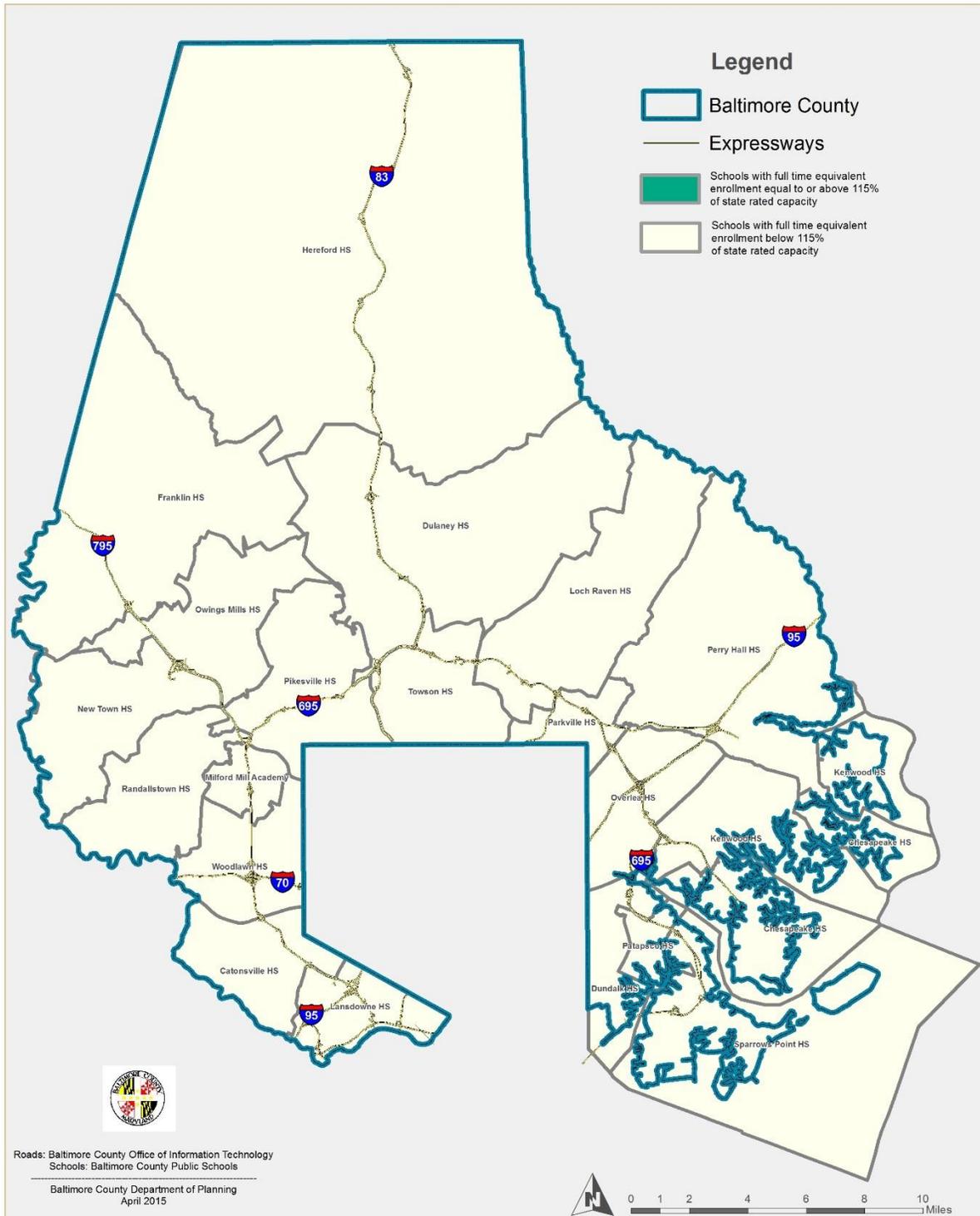
# Baltimore County Adequate Public Facilities Elementary Schools



# Baltimore County Adequate Public Facilities Middle Schools



# Baltimore County Adequate Public Facilities High Schools



## B-2. Water, Sewerage, and Transportation Capacity

On May 5, 2014, the County Council signed and enacted Bill 14-14, adopting the revised Basic Services maps that would control development. The following maps are hereby adopted and identified as follows and displayed on pages 28, 29, and 30:

- 2014 Basic Services Sewerage Map;
- 2014 Basic Services Water Supply Map; and
- 2014 Basic Services Transportation Map

### B-2-1. Water and Sewerage

*Water Services.* In 2014, the Department of Public Works indicated that there were no deficiencies in public water status known to exist.



*Loch Raven Reservoir is located north of the Baltimore Beltway (I-695). Its watershed occupies almost the entire central portion of Baltimore County. Loch Raven Reservoir is the largest of three area reservoir watersheds that together provide up to 405 million gallons of water per day to Baltimore City and Baltimore County. The source of reservoir water is Gunpowder Falls (Source: Baltimore County Departments of Recreation and Parks & Environmental Protection and Sustainability).*

*Sewerage Services.* The Department has monitored and closed Sanitary Sewer Overflows (SSO) #14 (Moorehead Road), #120 (Charles Street Avenue), and #115 (Essex Avenue). The areas of concern upstream of these SSOs have been removed from the Basic Services Map. All the remaining sewer relief point locations have been monitored.

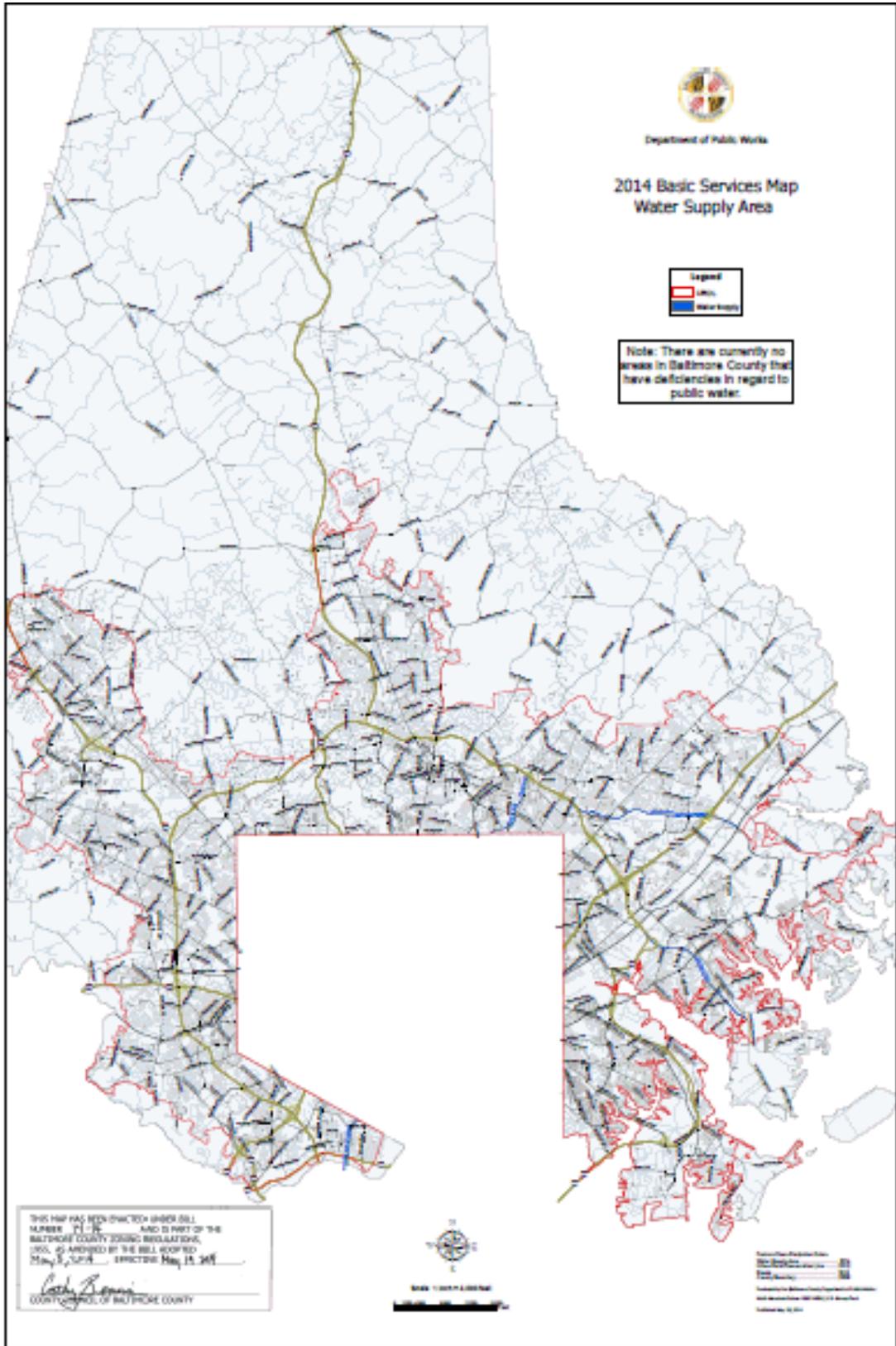
The Department of Public Works has completed several rehabilitation projects and performed post-monitoring to determine the projects’ effectiveness. In addition, the Department has had projects in construction and design that would eventually eliminate the areas of concern. This, however, does not mean that those areas have unlimited development potential. All developments are evaluated hydraulically on a case-by-case basis.

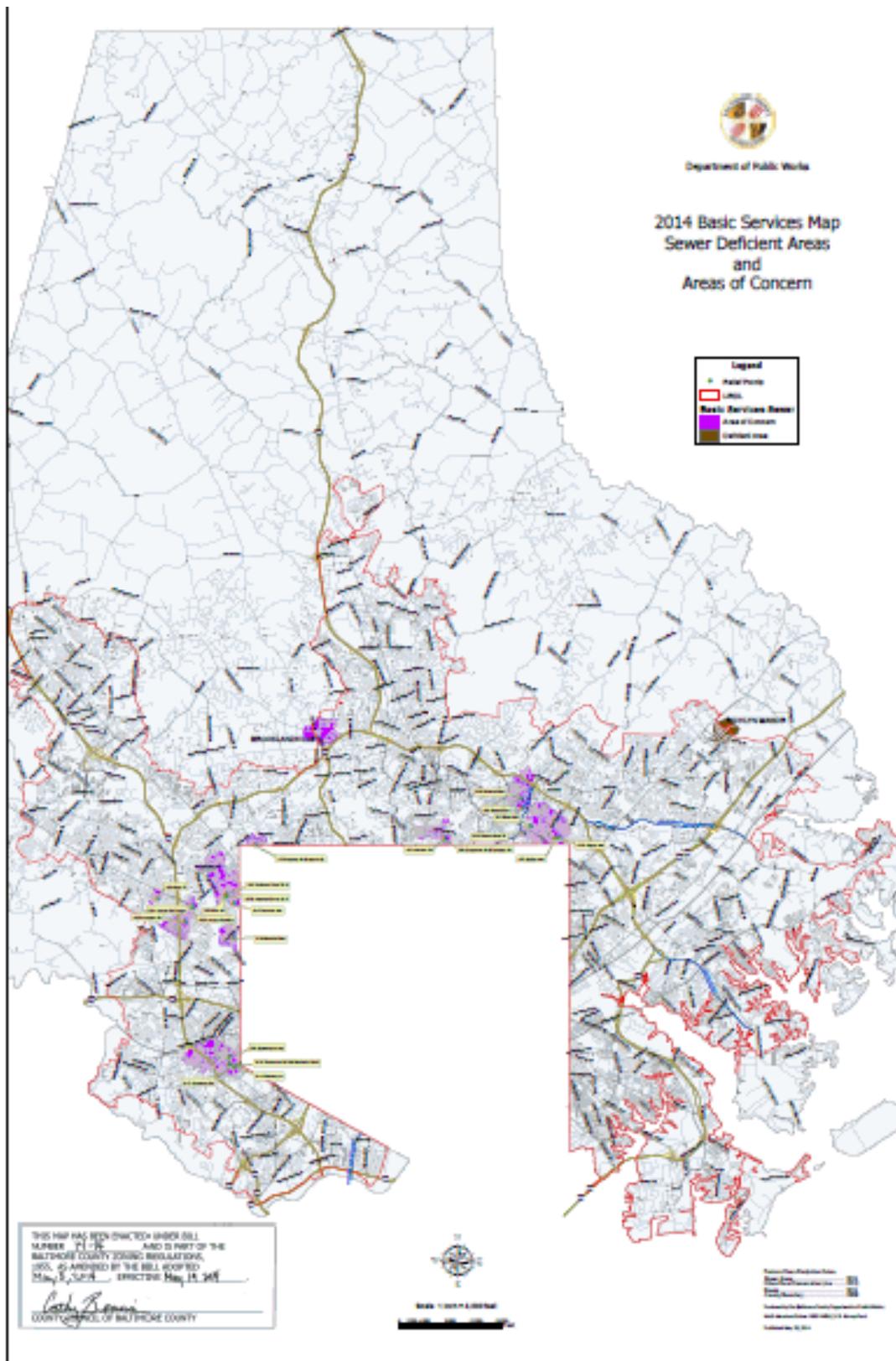
B-2-2. Transportation

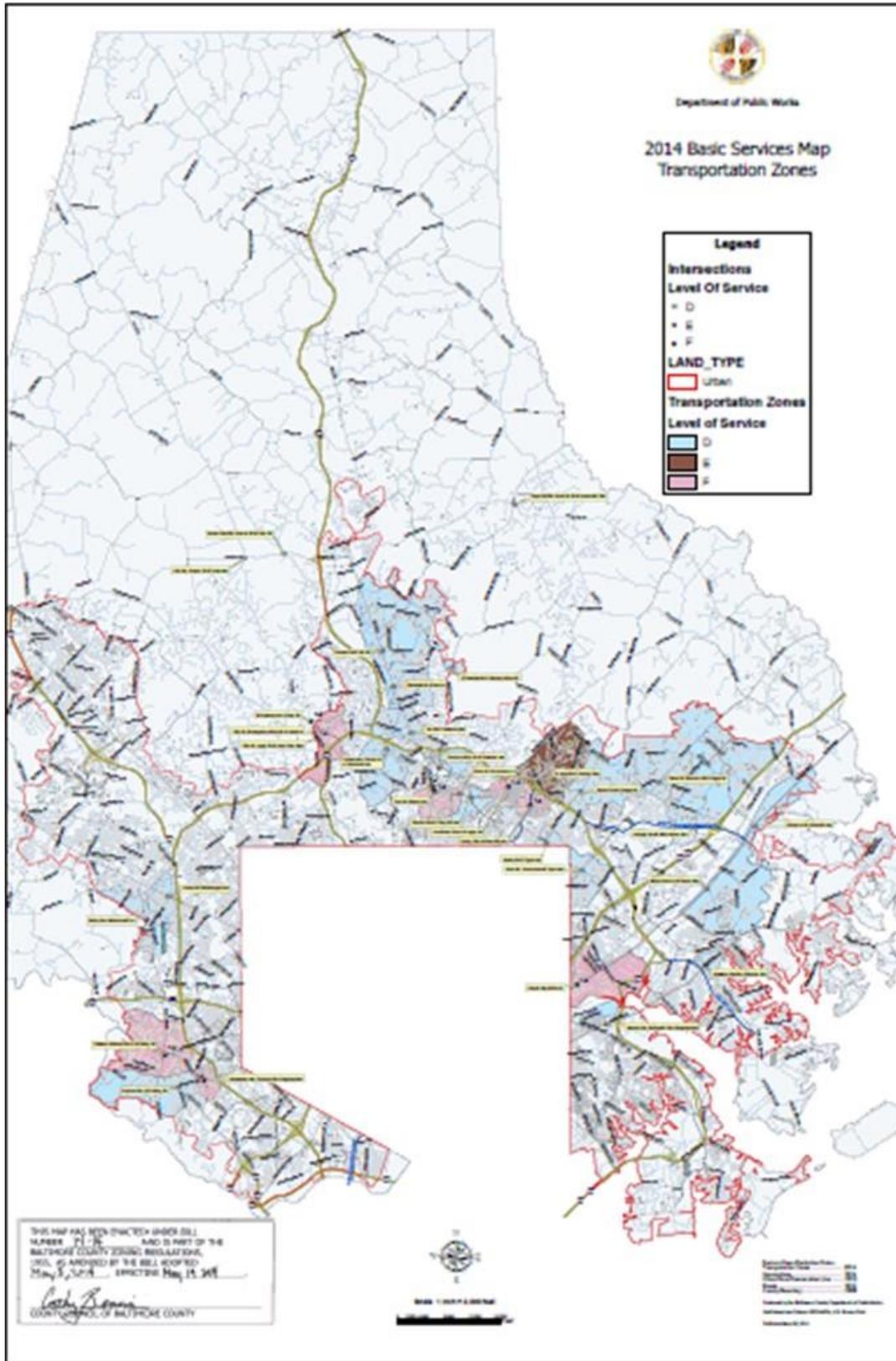
The 2014 Basic Services Transportation Map identifies the E and F level intersections throughout the county (LOS: Level of Service):

Loch Raven Blvd (MD 542) and E. Joppa Rd	LOS = F
Falls Rd (MD 25) and W. Seminary Ave (MD 131)	LOS = F
Falls Rd (MD 25) and W. Joppa Rd	LOS = F
Frederick Rd (MD 144) and Bloomsbury Ave-Ingleside Ave	LOS = F
Baltimore National Pike(US 40)/N. Rolling Rd	LOS = F
York Rd(MD 45)/Burke Ave	LOS = F
Perring Pkwy(MD 41)/Putty Hill Ave	LOS = F
Pulaski Hwy(US 40)/66 <sup>th</sup> Street	LOS = F
Perring Pkwy(MD 41)/Joppa Rd	LOS = E

As the Department of Public Works indicated in January 2014, numerous attempts were made by the Maryland State Highway Administration to retime the traffic signals in the spring and fall 2014 at the intersections noted above. Following these timing changes, field observations were conducted but these intersections remained at the E or F levels (Level of Service). The county expected that as the economy improved, traffic volumes began to pick up again resulting in the reduction in the level of service. The LOS F rating carries the same restrictions on development as the previous LOS E rating.







## Section C. Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions

### C-1. Measures and Indicators

This section furnishes and furthers detailed data analyses on residential and non-residential development in 2014 with reference to the Maryland's Priority Funding Areas (PFAs). The analysis results show that Baltimore County continued to direct the development inside the PFA and made progress achieving its preservation goals for areas outside the PFA.

#### C-1-1. Growth Inside and Outside the PFA

Table 7 through 14 point out that in 2014, Baltimore County continued its legacy of growth management by directing the majority of development inside the PFA. This long-term effort has been in accordance with the Maryland smart growth principles and land use legislations, 12 visions outlined in the state's *PlanMaryland*, and goals and objectives highlighted in the county's *Master Plan 2020*.

Table 7 shows that 97.76 % of residential units in approved development plans were inside the PFA. Eleven major subdivisions, 10 minor subdivisions, and all PUDs were inside the PFA. Among SFD units, 55.96% were inside the PFA. Forty-three units in major subdivisions and five in minor subdivisions were planned outside the PFA. Ellerslie Property in northeastern county near the Harford County line proposed 35 units outside the PFA.

**Table 7. New Residential Units by Housing Type by PFA in Approved Development Plans, 2014**

Project Track	Location of PFA	Project Count	Unit Type				Total
			SFD	SFSD	SFA	MF	
Major Subdivision	<b>Total</b>	<b>13</b>	<b>75</b>	<b>27</b>	<b>212</b>	<b>358</b>	<b>672</b>
	Inside PFA	11	32	27	212	358	629
	Outside PFA	2	43	0	0	0	43
Minor Subdivision	<b>Total</b>	<b>13</b>	<b>29</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>29</b>
	Inside PFA	10	24	0	0	0	24
	Outside PFA	3	5	0	0	0	5
Planned Unit Development	<b>Total</b>	<b>3</b>	<b>5</b>	<b>0</b>	<b>187</b>	<b>1,250</b>	<b>1,442</b>
	Inside PFA	3	5	0	187	1,250	1,442
<b>Total Units by Type</b>			<b>109</b>	<b>27</b>	<b>399</b>	<b>1,608</b>	<b>2,143</b>
Units by type inside PFA			61	27	399	1,608	2,095
Percent units in PFA of total			55.96%	100.00%	100.00%	100.00%	97.76%

Source: Baltimore County Government, approved development plans, 2015.

Percent units in PFA of total = units by type inside PFA / total units by type

The approved development for non-residential buildings -- retail, institutional, office, mixed-use, or other projects -- was all located inside the PFA (Table 8). The approved non-residential development proves that the county continued to expand businesses to ensure job growth and provide services within the PFA where infrastructure is in place or planned.

**Table 8. Square Footage of Non-Residential Uses by PFA in Approved Development Plans, 2014**

Project Track	Location of PFA	Project Count	Square Feet by Use Type					Total	
			Retail	Industrial	Institutional	Mixed Use	Office		Other
Limited Exemption	<b>Total</b>	<b>10</b>	<b>137,086</b>	<b>0</b>	<b>22,897</b>	<b>230,000</b>	<b>5,454</b>	<b>52,892</b>	<b>448,329</b>
	Inside PFA	10	137,086	0	22,897	230,000	5,454	52,892	448,329
	Outside PFA	0	0	0	0	0	0	0	0
Major Development	<b>Total</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>442,194</b>	<b>44,946</b>	<b>0</b>	<b>487,140</b>
	Inside PFA	4	0	0	0	442,194	44,946	0	487,140
	Outside PFA	0	0	0	0	0	0	0	0
<b>Total square feet by use type</b>			<b>137,086</b>	<b>0</b>	<b>22,897</b>	<b>672,194</b>	<b>50,400</b>	<b>52,892</b>	<b>935,469</b>
Square feet inside PFA			137,086	0	22,897	672,194	50,400	52,892	935,469
Percent total feet inside PFA of total			100.00%	0.00%	100.00%	100.00%	100.00%	0.00%	100.00%

Source: Baltimore County Government, approved development plans, 2015.

Percent total feet inside PFA of total = square feet inside PFA / total square feet by use type

### C-1-2. Occupancy and Razing Permits

*Occupancy permits.* Among all 1,225 new residential units that were permitted for occupancy in 2014, 89.06 % were inside the PFA and the remaining 10.94 % were built outside the PFA (Table 9). SFD units inside the PFA approximated 75.90 % of the total SFD units (422 in number). Those outside the PFA were built to meet the housing needs outside the PFA.

**Table 9. New Residential Units Built by Housing Type by PFA in Occupancy Permits, 2014**

Housing Unit Type	Units by Type	Inside PFA		Outside PFA
		Number of Units	% Units by Type	Number of Units
Multi-Family (MF)	312	312	100.00%	0
Single Family Attached (SFA)	312	312	100.00%	0
Single Family Detached (SFD)	556	422	75.90%	134
Single Family Semi-Detached (SFSD)	45	45	100.00%	0
<b>Total Residential Units</b>	<b>1,225</b>	<b>1,091</b>	<b>89.06%</b>	<b>134</b>

Source: Baltimore County Government, occupancy permits, 2015.

% units by type = number of units inside PFA by type / units by type

Percent units inside PFA of total units = number of units inside PFA (1,091) / total residential units (1,225)

Percent units outside PFA of total units = number of units inside PFA (134) / total residential units (1,225)

Table 10 illustrates that in 2014, non-residential construction was predominately (99.47%) situated inside the PFA for sustained growth in the urban setting where residential and business communities have been established or existing or planned infrastructure has been in place.

**Table 10. Square Footage of Non-Residential Uses by PFA in Occupancy Permits, 2014**

Data Type	Use Type						Total
	Retail	Industrial	Institutional	Mixed Use	Office	Other	
Total Square Feet by Use Type	1,049,888	885,346	14,498	149,950	574,595	24,698	2,698,975
Square feet by use type inside PFA	1,044,363	885,346	14,498	149,950	572,195	7,586	2,673,938
<i>Percent total square feet by use type</i>	99.47%	100.00%	100.00%	100.00%	99.58%	30.72%	99.07%
Square feet by use type outside PFA	5,525	0	0	0	2,400	17,112	25,037
<i>Percent total square feet by use type</i>	0.53%	0.00%	0.00%	0.00%	0.42%	69.28%	0.93%

Source: Baltimore County Government, occupancy permits, 2015.

Percent total square feet by use type = square feet by use type inside PFA / total square feet by use type

*Razing permits.* Table 11 shows that in 2014, among 105 dwelling units issued with razing permits, 72.38 % were inside the PFA; 27.62 % were outside the PFA. There was a reduction of residential units issued in razing permits from 2013 to 2014 (288 vs. 105).

**Table 11. Residential Units by PFA in Razing Permits, 2014**

Housing Unit Type	Units by Type	Inside PFA		Outside PFA
		Number of Units	% Units by Type	Number of Units
Multi-Family (MF)	0	0	-	0
Single Family Attached (SFA)	-3	-3	100.00%	0
Single Family Detached (SFD)	-101	-72	71.29%	-29
Single Family Semi-Detached (SFSD)	-1	-1	100.00%	0
<b>Total Residential Units</b>	<b>-105</b>	<b>-76</b>	<b>72.38%</b>	<b>-29</b>

Source: Baltimore County Government, razing permits, 2015.

% units by type = number of units inside PFA by unit type / units by type

Percent units inside PFA of total units = number of units inside PFA (-76) / total residential units (-105)

Percent units outside PFA of total units = number of units outside PFA (-29) / total residential units (-105)

Table 12 shows that 100% of the retail, industrial, institutional, office, mixed use, or other uses issued in razing permits were inside the PFA. There was also one private school that was issued a razing permit in 2014. The non-residential uses issued in razing permits were completely inside the PFA.

**Table 12. Square Footage of Non-Residential Uses by PFA in Razing Permits, 2014**

Location of PFA	Use Type						Total
	Retail	Industrial	Institutional	Mixed Use	Office	Other	
Total Square Feet by Use Type	123,710	2,521,443	5,000	1,600	19,120	18,900	2,689,773
Square feet by use type inside PFA	123,710	2,521,443	5,000	1,600	19,120	18,900	2,689,773
<i>Percent total square feet by use type</i>	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Square feet by use type outside PFA	0	0	0	0	0	0	0
<i>Percent total square feet by use type</i>	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Source: Baltimore County Government, razing permits, 2015.

Percent total square feet by use type = square feet by use type inside PFA / total square feet by use type

Other = Private School razing permit

### C-1-3. Net Density in Development

Table 13 portrays that for all approved residential plans in 2014, the net density for residential units per acre inside the PFA is explicitly higher than outside the PFA (3.67 vs. 0.12). The net density of the minor and major subdivisions inside the PFA was greater than the units per acre in the minor and major subdivisions outside the PFA. Information in Table 13 is evidence that the county achieved much denser development inside the PFA in compliance with the Maryland smart growth principles and its goals in *Master Plan 2020*.

**Table 13. Total Acreage and Density of Residential Development in Approved Plans, 2014**

Project Track	Location of PFA	Total Units	Total Acreage	Net Density
Major Subdivision	Inside PFA	629	270.42	2.33
	Outside PFA	43	319.43	0.13
Minor Subdivision	Inside PFA	24	12.77	1.88
	Outside PFA	5	94.66	0.05
Planned Unit Development	Inside PFA	1,442	287.51	5.02
	Total inside PFA	2,095	570.70	3.67
	Total outside PFA	48	414.09	0.12
	Sum	2,143	984.79	2.18

Source: Baltimore County Government, approved development plans, 2015.

Net density = total units / total acres

Table 14 portrays the total acreage of land areas in approved non-residential plans and net density inside and outside the PFA. In 2014, the total square footage for non-residential uses in all the approved development plans were inside the PFA, indicating the continued or emerging needs of residential and business expansion in the urbanized area. Data on approved non-residential development also signify the county's mission on promoting non-residential uses by utilizing existing or planned infrastructure within the PFA.

**Table 14. Total Acreage and Density of Non-Residential Development in Approved Plans, 2014**

Project Track	Location of PFA	Total Square Feet	Total Acreage	Net Density
Limited Exemption	Inside PFA	448,329	82.15	5,457.44
	Outside PFA	0	0.00	-
Major Development	Inside PFA	487,140	243.20	2,003.04
	Outside PFA	0	0	-
	<b>Total</b>	<b>935,469</b>	<b>325.35</b>	<b>2,875.27</b>

Source: Baltimore County Government, approved development plans, 2015.

Net density = total square feet / total acres

#### C-1-4. Development Capacity Analysis

Baltimore County updates the development capacity analysis every three years. The first report on the county's development capacity analysis was issued in October 2010. The analysis is based on a GIS model that identifies residential vacant or under-developed parcels and calculates the potential for new residential units based on zoning. This calculation results in the maximum residential development capacity figure for land within the PFA.

The model also calculates the potential number of units based on a historical density factor. This factor was developed by averaging the actual density of development constructed in each residential zone during the last 5 years. The model takes into account stream and slope affected parcels and adjusts the final figures accordingly. This calculation results in a moderate or more realistic development capacity figure. The residential capacity for the rural area has not been performed due to the complexity of regulations governing subdivision of rural land.

According to the development capacity analysis for 2014 using the last adopted comprehensive zoning maps, the moderate capacity for residential development within the PFA is 13,400 lots. The maximum capacity for residential development within the PFA is 42,500 lots. This calculation has taken into consideration of the adopted growth tiers in Baltimore County.

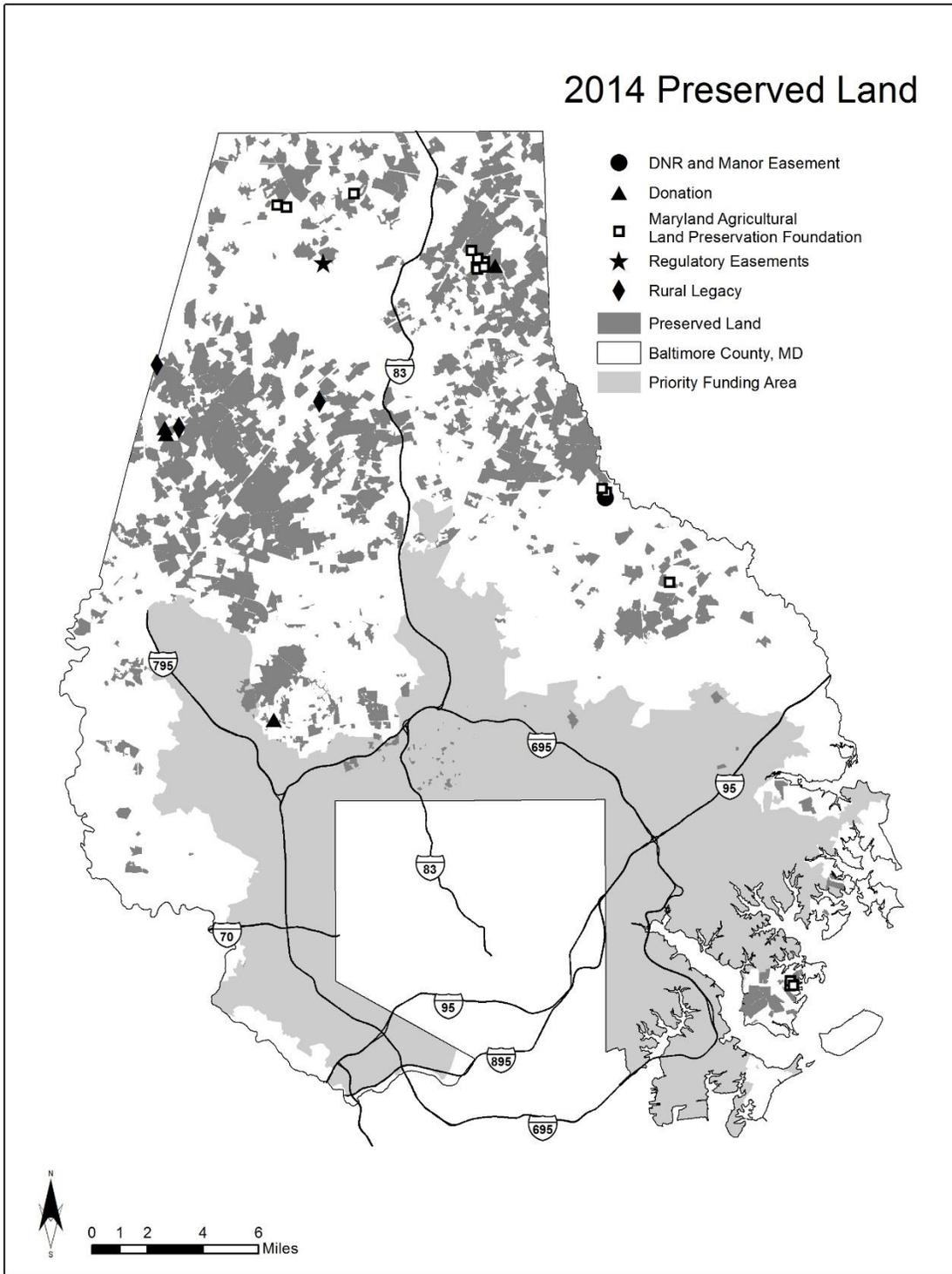
#### C-1-5. Land Preservation

Baltimore County has initiated policies and launched programs to protect the county's agricultural and natural resources. The county has established a nationally recognized land preservation strategy via advanced planning and zoning practices, innovative environmental programs, efforts to foster agricultural viability, and proactive land and resource protection strategies through a network of land trusts. As of the end of 2014, total 62,828 acres of land have been preserved through permanent easements, amounting to 78.54% of the *Master Plan 2020* goal of 80,000 acres. The acreage of land in easements augmented increased from 659 acres in 2013 to 883 in 2014. The county's land preservation endeavors encompass a number of different programs, being funded by the state government, county government, private entities, or donations. Others were achieved through requirements as part of the development process.

##### Summary of Preservation Easements in 2014

Type	Acres	Percent of Total
Donated	26	2.94%
Purchased Agricultural Easements	513	58.10%
Purchased Rural Legacy Easements	104	11.78%
Purchased Other Easements	210	23.78%
Regulatory Rural Easement	30	3.40%
<b>Total</b>	<b>883</b>	<b>100.00%</b>

# 2014 Preserved Land





*Preservation example: Preservation of the Moore and Skaggs Property in the Piney Run Rural Legacy Area, Baltimore County, will permanently protect 31 acres. The farm includes more than 535 linear feet of streams lined with trees that work to filter polluted runoff of tributaries that flow into Piney Run, which leads to Loch Raven Reservoir and Gunpowder Falls (Source: Maryland Department of Natural Resources).*

## C-2. Compliance with the County Land Use Goal

Baltimore County established its land use goal over 40 years ago by creating the Urban-Rural Demarcation Line (URDL) that corresponds to the PFA and establishes land preservation programs to protect the rural area. The URDL, in large part, has remained consistent, with one-third of the county designated as urban, and two-thirds as rural.

For decades, Baltimore County has continued to enact regulations and zoning changes as effective mechanisms to implement the master plan for strengthening its growth management policies. The success of master plan implementation is evident in the consecutive decennial

censuses, showing that 90% of the county's population resides inside the PFA. The county has been a leader in sensible development and growth management in Maryland and nation.

With the adoption of *Master Plan 2020* in November 2010, Baltimore County has continued its commitment to maintaining the PFA by achieving the master plan's three goals:

- Continue the Success of Growth Management;
- Improve the Built Environment; and,
- Strengthen Resource Conservation and Protection.

As a maturing jurisdiction, Baltimore County has become innovative and productive in maintaining and enhancing quality of life for its residents and businesses of various scales have flourished in the locale or Baltimore-Washington market. The county has begun a new phase in its development -- redevelopment, to efficiently reuse land while continuing to grow and thrive. Through its land development policies and regulations, the county ensures that redevelopment is taking place in areas where infrastructure exists or is suitably planned for sustainable growth.

As part of redevelopment, the designation of sustainable communities have been proven an effective instrument to revitalize aging or dilapidated areas in order to regain the vitality of residential and business communities. Baltimore County has been preparing specific project applications for receiving the state funding resources to rejuvenate these areas.

In order to continue for sensible development and managed growth in the future, a variety of resources is needed in Baltimore County. The county's capital improvement program is prioritized on upgrading or expanding the county's public schools and maintaining other public infrastructure or facilities. The county continues to ensure that the capital expenditures will maintain and enhance vibrant communities for county residents, nourish economic development, preserve natural resources, and conserve cultural heritage.

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